

SECTION 202 SCOPE

202.01. The jurisdiction of these regulations includes all unincorporated land in Lamar County, Mississippi

202.02. The Board of Supervisors will withhold improvements of any nature whatsoever, including acceptance and maintenance of streets, until a final plat of the subdivision has been approved by the Board and fully recorded in the Chancery Clerk's office. No lots may be sold nor any plat recorded until it has been approved as required in these regulations.

SECTION 203. COMPLIANCE

203.01. These subdivision regulations apply to all subdivisions of land, as defined in these regulations, located within the unincorporated area of Lamar County, Mississippi. No land may be subdivided within Lamar County until:

- (1) The subdivider or his agent has submitted a preapplication plat of the parcel to the Lamar County Planning Department through the county planner.
- (2) The subdivider or his agent obtains approval of the preliminary plans and the final plat by the Board of Supervisors.
- (3) The approved final plat is filed and recorded in the office of the Chancery Clerk.

203.02. No building construction will be allowed in a subdivision until the requirements of these regulations are complied with. Additionally, no construction of any public or private improvements will be allowed except in conformity with these regulations.

SECTION 204 PREPARED BY PROFESSIONAL ENGINEERS

Every plat must be prepared by a registered professional engineer or surveyor who must endorse upon each plat a certificate signed by him setting forth the source of the title of the owner of the land subdivided, and must cause his seal to be affixed on the face of the plat.

ARTICLE III

DEFINITIONS

SECTION 300 RULES FOR WORDS AND PHRASES

Except where specifically defined in Section 301, all words used in these regulations will carry their customary meaning. Words used in the present tense include the future, and the plural includes the singular.

SECTION 301 DEFINITIONS

301.01. ALLEY: A minor way which is used primarily for vehicular service to the back or to the side of properties otherwise abutting on a street.

301.02. BOARD: Board of Supervisors of Lamar County, Mississippi.

301.03. BOND: Any form of security including a cash deposit, surety bond, collateral, or property in an amount and form satisfactory to the Board. All bonds must be approved by the Board wherever a bond is required by these regulations.

301.04. BUILDING LINE: A line beyond which buildings must be set back from the street or road right-of-way line on which the property abuts.

301.05. COLLECTOR STREET: Streets that carry traffic from local streets to arterial streets or

highways, including the principal entrance streets of the subdivision
301.06 LEFT BLANK INTENTIONALLY.

301.07. CUL-DE-SAC: A short minor street having but one vehicular access to another street and terminated with a vehicular turnaround, and not intended to be extended in the future.

301.08. DEVELOPER: The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises.

301.09. DOUBLE FRONTAGE: A lot with access to two parallel streets.

301.10. EASEMENT: A grant by the owner for the use of a strip of land by another for specific points.

301.11. LOCAL STREET: Streets that are used primarily for access to abutting properties.

301.12. LIMITED ACCESS HIGHWAY: A street to which access is prohibited except at specific points.

301.13. LOT: A tract, plot, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

301.14. LOT, CORNER: A lot abutting on two or more streets at their intersection, where the interior angle of the intersection does not exceed one hundred and thirty-five (135) degrees.

301.15. MARGINAL ACCESS STREET: A street, which is parallel to, and adjacent to major streets, which provides access to abutting properties and protection from through traffic.

301.16. PLANNING DEPARTMENT: The Lamar County Planning Department.

301.17. PLAT, FINAL: That plat submitted to the Planning Department for final approval and subsequently to be recorded with the Chancery Clerk's Office of Lamar County, Mississippi.

301.18. PLAT, PREAPPLICATION: That plat which is submitted to the county planner at the preapplication conference.

301.19. PLAT, PRELIMINARY: That plat or layout of a proposed subdivision submitted to the Lamar County Planning Department and the county engineer and Emergency Services for approval prior to submission of the final plan.

301.20. PRELIMINARY PLAN: The preliminary plat and construction plans for required improvements that are submitted prior to the final plat.

301.21. RESUBDIVISION: The redivision of any part or all of any block or blocks of a previously platted subdivision, addition, lot, or tract.

301.22. SUBDIVISION: Any division, for the purpose of offer, sale, lease, or development, either on the installment plan or upon any and all other plans, terms, and conditions, of any tract or parcel of land. It also includes resubdivision or replatting of land, lots, or tracts.

301.21.1. MINOR SUBDIVISION: A land division of between 1 and 5 lots which utilizes existing streets and utilities.

301.21.2. MAJOR SUBDIVISION: A land division of more than 5 lots.

301.23 COMMON DRIVEWAY: A shared residential entrance that serves only residences. Adding a 3rd residence on a common driveway at anytime, shall constitute a private road and require the lots to be platted.

301.24 ROAD, PRIVATE: A privately built and maintained road within a subdivision. Access Easements

that serve 3 or more residences shall be considered private roads.

ARTICLE IV

PROCEDURE

SECTION 400 GENERAL PROCEDURE

Whenever any subdivision of land is proposed, before any recording of deeds, the developer or his authorized agent must apply for and receive approval for the proposed subdivision. There are four steps required to receive this approval:

- (1) Preapplication conference and submission of preapplication sketch (County Planner).
- (2) Submission and approval of the preliminary plat (County Planner).
- (3) Submission and approval of construction plans (County Engineer and Board of Supervisors).
- (4) Submission and approval of final plat (County Planner and Board of Supervisors).

The rest of Article IV will outline each of these steps in detail.

SECTION 401 PREAPPLICATION CONFERENCE AND SKETCH

401.01. Purpose: The developer or his engineer is required to hold a preapplication conference with the county planner. The purposes of this conference are:

- (1) to ensure that the development is being planned and will be constructed in compliance with the Lamar County Subdivision Regulations, and
- (2) to allow the developer an opportunity receive the advice and assistance of the county planner before the preparation of the preliminary plat and before application for its formal approval.

401.02 Submission of Preapplication Sketch to County Planner: The developer must submit a preapplication sketch to the county planner at the time of the preapplication conference. After the county planner's review, he may either approve or disapprove the sketch. It should be noted, however, that disapproval of a preapplication sketch does not deny the developer the right to submit a preliminary plat based on that disapproved preapplication sketch. It is only meant to convey to the developer that any subsequent preliminary plat based on the disapproved sketch will have difficulty complying with the Subdivision Regulations.

401.03 Number of Copies Required: Two (2) copies of the preapplication sketch must be submitted. These copies must be shown on black line or blue line prints. See Section 402.02-02.

401.04. Required Information on the Preapplication Sketch: The preapplication sketch should consist of and illustrate the following:

401.04-01 A vicinity map at a scale of 400 feet or more to the inch must be drawn on or accompany the preapplication plat. The map must show:

401.04-02 All existing subdivisions and the street and tract lines or acreage parcels of land, together with the name of the record owners of such parcels immediately adjoining the proposed subdivisions and between it;

401.04-03 The nearest existing highways or thoroughfares, streets, and alleys in neighboring subdivisions or unplatted property involved in producing the most advantageous development of the entire neighborhood;